
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2320 Tracy Place, NW		Agenda
Landmark/District:	Sheridan-Kalorama Historic District	X	Consent Calendar
		X	Concept Review
Meeting Date:	March 7, 2019	X	Alteration
H.P.A. Number:	19-171		New Construction
			Demolition

Architect Adam McGraw (Studio MB), representing owner Kaz Malachowski, seeks conceptual design review for construction of a two-story addition on the rear of a detached house in the Sheridan Kalorama Historic District.

Property Description

2320 Tracy Place is a two-story stone house capped by tile-clad clipped gable roof with cross gables. It was designed by architect Louis Moss and constructed in 1928. The house's English Cotswold cottage design is illustrative of the popularity of eclectic revival styling for residential architecture in affluent suburban neighborhoods such as Sheridan Kalorama in the 1920s.

Proposal

The proposal calls for removal of an existing one-story non-original addition and construction of a two-story addition. The addition would project approximately 10'8" from the existing rear wall and extend approximately 23' across the back of the house; a one-story portion of the addition would be inset and extend to the existing east side wall. The addition would have a flat roof, a glass wall facing the rear yard on the first floor, and a contemporary composition of fenestration on the second floor interspersed with planes of stucco and stone.

Evaluation

The proposed addition is subordinate and secondary to the primary mass of the house, connecting to base of the gabled roofline at the rear. The design is contextual in its use of stone and stucco but clearly contemporary and distinguishable from the original house. To address concerns about the extent of glazing and the light it would project at night - which would be somewhat visible from California Street - the design of the second floor has been modified since initially submitted to include a greater proportion of solid wall with punched windows rather than a continuation of the all-glass wall on the first floor.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the property and the Sheridan Kalorama Historic District and to delegate final approval to staff.

Staff contact: Steve Callcott

